



Hen Efail
Llangoed | Beaumaris | LL58 8PH

FINE & COUNTRY

HEN EFAIL



This charming New England style country home has been extended by the current owners to offer over 5000 sq ft of internal accommodation with stunning views. The house provides great potential and flexibility. Part of the home could be adapted to create a self-contained annexe, and the whole site extends to 3 acres offering potential for equestrian use.







A Majestic Arrival

Your journey begins at the gated entrance, where a gravelled driveway ushers you toward this hillside haven. The property's striking exterior, blending early 19th-century stone with Canadian cedar cladding beneath a slate roof, promises elegance at every turn. Cross the threshold into the reception hall where a warm, welcoming ambiance greets you. French doors open to the side gardens, and a graceful dog-leg staircase ascends to the first floor. The adjacent cloakroom, with its wash basin, WC, and slate-tiled floor, adds a dash of character from the outset.

Living Spaces That Captivate

Hen Efail has spacious living with five versatile reception rooms, each crafted to inspire and delight. The Living Room: Step into a split-level sanctuary featuring a Chesney-style stone fireplace and bespoke Edsons of Nottingham book shelving. Shuttered windows frame front and rear vistas, leading seamlessly into the Orangery, where light floods in from three sides and French doors invite you to the garden. The Snug/Office is a haven for thinkers, fitted with premium Edsons shelving and cupboards, plus French doors to the outdoors – perfect for work or quiet contemplation. The Sitting Room is a place to relax in style with a large box bay window overlooking the gardens and a matching stone fireplace. French double doors connect you to the terrace, blending indoor comfort with outdoor splendour. The Dining Room is a functional bridge between the home's two wings, with garden access that enhances its versatility for family life or entertaining. The main Study could become a Playroom, Games Room, additional Living Space or Bedroom and is large enough to serve as a kitchen and living space if required. This whole wing was added by the current owners and could be ideal as guest accommodation or of course multigenerational living.

A Kitchen Breakfast Room to Inspire

The heart of Hen Efail beats in its Martin Moore kitchen, finished in "Manhattan Grey." Granite work surfaces atop a wealth of units, including a central island and space for a breakfast table, while twin ceramic sinks with mixer taps and integrated Miele appliances—fridge and dishwasher—ensure effortless functionality. A 4-oven gas Aga infuses the space with warmth, its charm amplified by an exposed limestone flagged floor and there is also a separate gas hob and electric oven. Flowing into the dining room, this space invites you to dine with garden views as your backdrop. The utility area is styled to match, conceals a Potterton boiler and offers plumbing for laundry, marrying practicality with elegance







SELLER INSIGHT



How long have you owned the property?

“Since May 2014.”

What attracted you to this specific house and location?

“The house itself was perfect, with large spacious living rooms, kitchen and bedrooms, and a big garden perfect for our children and dogs.

From the top of the garden there are fabulous views of the Anglesey coastline from Penmon to Benllech and Moelfre, and on a clear day you can see across to the Isle of Man.

The location is fantastic, providing a countryside setting, but with Bangor within a pleasant and easy 20-25 minutes’ drive. The location provides easy access to many outdoor attractions within a short distance. The Mariandryrs Nature Reserve backs onto the house, and a five-minute walk to the top is rewarded by stunning views across the Menai Strait towards Snowdonia and the Great Orme Head. The stony White Beach is a pleasant 20-minute walk from the house, perfectly secluded apart from the occasional person fishing. A 10-minute drive from the house brings you to the vast and mainly deserted sandy expanse of Llanddona Beach at the lower end of Red Wharf Bay. Other attractions within easy reach are a tiny, little-known castle at Lleiniog; Penmon Point and lighthouse; and the thriving seaside town of Beaumaris, full of shops, cafes and its own castle.”

What would you like to tell parents about the benefits of raising children here?

“It’s a perfect location for children to grow up in a peaceful, rural environment close to nature and the sea. Local primary schools are in Llangoed (5 minutes’ drive), Beaumaris (10 minutes) and Llandegfan (15 minutes). Secondary schools are in Menai Bridge (20 minutes) and Bangor (25 minutes).”

What can you tell us about the history of the property and how it has been adapted since you’ve owned it?

“We believe the property was originally a farmhouse, dating back to the mid-19th century. The original property has been extended several times by different owners, including ourselves in 2016. We added an en-suite master bedroom with large bathroom and balcony upstairs, and an en-suite guest bedroom, dining room and study downstairs.”

Who do you think would be the ideal next owner?

“The property would be ideal for a family with parents in need of separate space for leisure, entertaining, and possibly working-from home; and children who would appreciate having large bedrooms with sea views! The property could easily be reconfigured to allow separate living arrangements for one or two elderly parents or relatives. Alternatively, part of the property could be used as a holiday let.”

What’s your favourite room and why?

“We love relaxing in the master bedroom or outside on the balcony, especially on a Sunday morning with coffee and croissants!”

Memorable/remarkable event?

“On a magical evening at the end of a glorious summer’s day in 2018, we staged our wedding reception with 150 guests, marquee and band, in our own garden.”

What do you love about the house the most now?

“All the above!”

What do you love about the local community?

“The local community contains a mix of families who have lived here for generations, and incomers from other parts of the UK. Everyone gets on really well, and we have never lived in a friendlier place.”

What you’ll miss most?

“Undoubtedly the pleasure of raising our children in a glorious natural environment. Having done so, it is now time for them to move on to fresh challenges as they begin their adult lives.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Restful Retreats

Ascend to the first floor via two staircases. On one side an “L” shaped landing adorned with fitted storage, leads to three bedrooms and a shower room. Bedroom Two is a generous double with sea views, boasting built in wardrobes and an en-suite bathroom for ultimate comfort. Bedroom Three is another spacious double with coastal vistas, served by a family bathroom featuring a recessed shower, bath, and twin granite-set sinks. Bedroom Four is a rear-facing double with twin sinks and a shower room is situated next door to this room.

The eastern wing was added by the current owner and provides huge potential to be adapted to a self-contained annexe. Bedroom Five is a ground-floor gem, perfect for guests or as additional reception space and includes an en-suite shower room. The Master Bedroom Suite is a particular highlight of this property. It is a sprawling retreat with a covered balcony showcasing stunning sea views. The en-suite bathroom indulges with a shower, twin bowl sinks in a vanity surround, a bath, and WC—all finished to a luxurious standard.

















Outdoor Splendour

Step outside, and Hen Efail's 3 acres of grounds unfold like a private estate. A substantial York stone terrace stretches across the front, illuminated by external lighting and featuring a BBQ area, seating, and a Belgian brick water feature. Semi-circular steps rise to a circular patio, ideal for al fresco dining, while expansive lawns beckon for play or relaxation which could also be used to create an additional paddock. A natural bank with trees and shrubs offers a tranquil seating spot to drink in the full coastal panorama. The paddock, with separate road access and a detached outbuilding invites potential for equestrian pursuits or creative endeavours, completing this outdoor oasis. The building would make an exceptional studio, home office, garage, stabling or overflow accommodation with roof terrace. Steps rise to an elevated garden space behind the house, which adjoins a nature reserve, and offers great potential for a summerhouse to enjoy the far-reaching views towards Puffin Island and the Great Orme beyond.

A Location to Love

Perched just over a mile from Llangoed's local store and post office, and 3.5 miles from Beaumaris' castle, waterfront, and dining scene, Hen Efail balances rural serenity with convenience. The A55 expressway ensures swift connections to Chester, Liverpool, and Manchester, while nearby beaches, sailing clubs, golf courses, and mountain walks cater to every passion. Families will appreciate Ysgol Gynradd Llangoed primary school in the village, making this a perfect blend of seclusion and accessibility.

Your Escape Awaits

Hen Efail is more than a residence—it blends the best of both worlds with its New England charm, commanding views and spacious outside space couple with easy access to a range of amenities, this home stirs the soul. Whether you crave a family sanctuary, a private retreat, or a stage for grand entertaining, Hen Efail delivers in spades. Schedule your private viewing today and step into the North Wales lifestyle you deserve.





Additional Information

Services: Mains water, electricity and drainage. LPG central heating.
Council Tax: Band H.
Local Authority: Isle of Anglesey.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 15 Mbps (highest available download speed) – 1 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

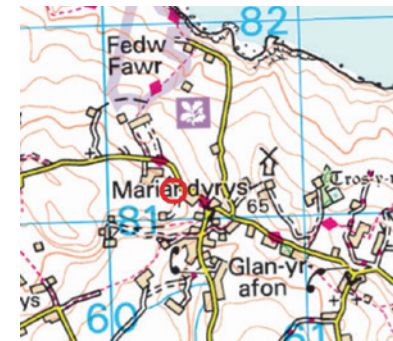
Mobile coverage: Indoor, Limited – Outdoor, Likely (Information taken from checker.ofcom.org.uk)

****We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. ****

Directions: Using the app what3words type in: trucks.enlighten.gone

Referral Fees: Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

Offers over £1,000,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	43 E	
21-38	F		
1-20	G		

Hen Efail, Llangoed, Beaumaris, LL58

Approximate Area = 5338 sq ft / 495.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (North Wales). REF: 1240771



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.04.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



TOM CARTER
PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH
PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH
PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

